

REPORT / RECOMMENDATION



To: Mayor and City Council

Agenda Item #: IV. J

From: Bill Neuendorf
Economic Development Manager

Action ☒

Discussion ☐

Date: April 1, 2014

Information ☐

Subject: Resolution No. 2014- 35, Authorizing An Application To The Metropolitan Council
For A Livable Community Act Tax Base Revitalization Account For The
Redevelopment Of The Pentagon Park Property

Action Requested:

Adopt Resolution.

Information / Background:

ABOUT TBRA: The Met. Council's Tax Base Revitalization Account (TBRA) is a competitive grant program that funds the investigation and clean-up of polluted areas that have lost commercial/industrial activity. The grants are intended to enhance the local and regional tax base while promoting job retention and job growth. The source of funds is the Metropolitan Council and the grant requires NO matching City funds.

Program rules require that the City of Edina apply for the grant on behalf of the private developer/owner. When grants are awarded, the City will then enter into a sub-recipient agreement with the developer/owner.

Hillcrest Development (and their related entities) and the City were successful in previous TBRA grant requests in 2012 and 2013. These grants partially funded asbestos and lead-based paint abatement of seven buildings north of 77th Street. Additional remediation is required on the south parcels of Pentagon Park.

CURRENT PROJECT: The 2014 TBRA request is to fund a portion of the asbestos abatement costs of the tower and four attached buildings located on the south side of 77th Street. Hillcrest Development intends to apply for additional TBRA funding to facilitate the demolition and eventual redevelopment of the Pentagon South site.

Approval of this Resolution will allow Hillcrest Development to seek TRBA funding for the Pentagon South area. The application deadline is May 1, 2014.

Attachments:

Resolution No. 2014-35

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RESOLUTION NO. 2014-35

AUTHORIZING AN APPLICATION TO THE METROPOLITAN COUNCIL
FOR A LIVABLE COMMUNITY ACT TAX BASE REVITALIZATION ACCOUNT
FOR THE REDEVELOPMENT OF THE PENTAGON PARK PROPERTY

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

WHEREAS the City of Edina is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2014 as determined by the Metropolitan Council, and is therefore eligible to make application apply for funds under the Tax Base Revitalization Account; and

WHEREAS the City has identified a contamination clean-up project within the City that meets the Tax Base Revitalization Account's purpose/s and criteria; and

WHEREAS the City has the institutional, managerial and financial capability to ensure adequate project and grant administration; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

WHEREAS the City finds that the required contamination cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

WHEREAS the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts:

- Due to existing conditions and lack investment by the previous ownership, the property has limited occupancy.
- The property's condition and value will continue to decline until it is properly repositioned and stabilized.
- Due to the extent and location of asbestos containing materials and lead-based paint throughout the buildings, redevelopment of the properties for their highest and best use is extremely difficult and not feasible without grant assistance.

BE IT FURTHER RESOLVED that, if the City is awarded a Tax Base Revitalization Account grant for this project, the City Council of Edina, Minnesota acknowledges it will be the grantee and agrees to act as legal sponsor administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on May 1, 2014.

Adopted by the Edina City Council this 1st day of April, 2014.

Attest: _____

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing City Council Minutes is a true and correct copy of the Resolution duly adopted by the Edina City Council at its regular meeting of April 1, 2014, and as recorded in the Minutes of said regular meeting.

WITNESS, my hand and seal of said City this _____ day of _____, 2014.

Debra A. Mangen, City Clerk